



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number	April 15-111F
Case Type	Final Plat
Project Name	Lawhorn Estates

Applicant	Chris Higgins, Show-Me Real Estate 1101 S. 169 Hwy. Smithville, MO 64089
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Owner	Sharon K. Lawhorn 412 Winner Ave Smithville, MO 64089
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Request	Final Plat approval of <u>Lawhorn Estates</u>
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Application Submittal	2015-02-15
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Public Notice Published	N/A
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Neighbor Letters Sent	2015-03-20
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Report Date	2015-03-26
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REPORT AUTHOR(S)	Debbie Viviano, Planner Matt Tapp, Director
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Recommendation	APPROVAL with conditions
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General Information

Site Location: approximately 16606 Eissler Road
Section 23 | Township 53 | Range 32

Site Size: 38.02± Acres

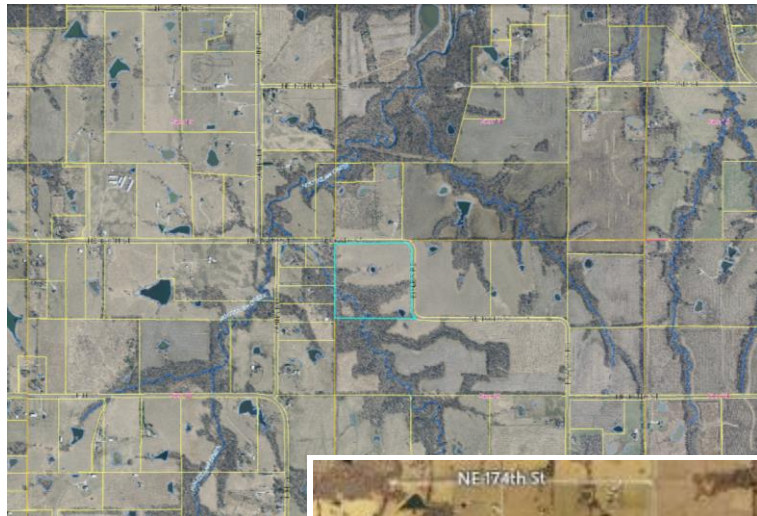
Existing Landuse & Zoning: Agricultural (AG) District

Zoning/Platting History: None

Surrounding Landuse & Zoning:

- North - Agricultural (AG) zoned land, Smithville Lake Reservoir, Timber Creek (AG & R-1)
- East - Agricultural (AG) Zoned Land, C. Spurgeon Acres (R-1)
- South - Agricultural (AG) Zoned Land
- West - Agricultural (AG) Zoned Land, Rambling Oaks Manor and Sassone Acres (R-1)

Current Conditions:



Courtesy Clay County
Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Chris Higgins with Show-Me Real Estate, representing property owner Sharon K. Lawhorn, is requesting **Final Plat** approval for Lawhorn Estates, 38.02± acres located at the southwest corner of NE 168th Street and Eissler Road.

Ms. Lawhorn wishes to split this parcel into three lots to sell Lots 1 and 2, and retain Lot 3 for a family member.

Character of the General Neighborhood

Agricultural (AG) zoned property is each direction of the property. Smithville Lake Reservoir is to the north. R-1 zoned subdivisions are to the east and west [See Attachment B].

Code Considerations

The review procedures and submittal content for a Final Plat must be in substantial compliance with the approved preliminary plat in accordance with the requirements under **Section 151-3.6 (D)** of the Clay County 2011 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request *appears to substantially comply with the LDC and preliminary plat*.

The application was properly noticed, per regulations and adjacent property owners were notified within the mandated 1,000 foot distance by means of a letter dated March 20, 2015.

Outside Agency Review

The Public Water Supply District No. 9 (PWSD #9) has indicated they are *"currently able to supply water to the proposed Lot 1 and it will not require a water main extension. Any other lots will require a minimum of a 6" water main extension at the expense of the developer."* The developer is in the process of extending the 6" water main to proposed Lot 2. PWSD#9 agreed to the placement of a note on the recording copy of the final plat to read as follows: "Prior to issuance of any Lot 3 Building Permit requiring water service a 6" water line extension must be extended to the property line of Lot 3."

The Clay County Highway Department has noted Lawhorn Estates meets the specifications for the Manual on Uniform Traffic Control Devices (MUTCD) requirements and Clay County Highway Department standards for driveway requirements. The road surface of NE 168th Street and Eissler Road is Chip and seal. The Clay County Health Department has given final approval. The Smithville Fire Department serves this property. Future construction will need to comply with their fire protection codes. Any building plans shall be submitted and approved by the fire district before a building permit will be issued, and then prior to a Certificate of Occupancy being issued a letter of compliance is required from the fire district.

Findings

Road Impact Fees (*RIF*) are required for the proposed two (2) additional lots. The estimated total amount of RIF is \$2,062.50 and is subject to change at the time of payment based on the market price of material.

The pond structure between Lot 1 and 2 is presently in the process of being removed. The existing pond structure on proposed Lot 3 will need to be inspected by the Natural Resources Conservation Service (NRCS, formerly the U.S. Soil Conservation Service/Clay County Soil and Water Conservation District). If not found to be in good condition, repairs will need to be done prior to the recording of the Final Plat.



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Recommendations

Staff recommends the **Final Plat** of **Lawhorn Estates** be **approved**, with the following conditions as shown on Exhibit A:

Exhibit A

1. Any future structures will need to have building plans submitted and approved by the fire district prior to a building permit being issued, and then a letter of compliance from the fire district prior to a Certificate of Occupancy being issued.
2. Extension of a 6" water line must be completed and approved prior to the issuance of any building permit requiring water service for Lot 3.
3. The existing pond structure on Lot 3 must be inspected by the Natural Resources Conservation Service (NRCS, formerly the U.S. Soil Conservation Service/Clay County Soil and Water Conservation District), and if not found to be in good condition proper repairs as determined by NRCS must be done prior to the recording of the Final Plat.
4. Road Impact Fees (RIF) agreement recorded and fees paid at same time as the recording of the Final Plat.
5. The following corrections to the recording copies of the Final Plat:

ADD: To layout mark the centerline (C/L) of NE 168th St and Eissler Rd



Attachments

April 15-111F – Lawhorn Estates

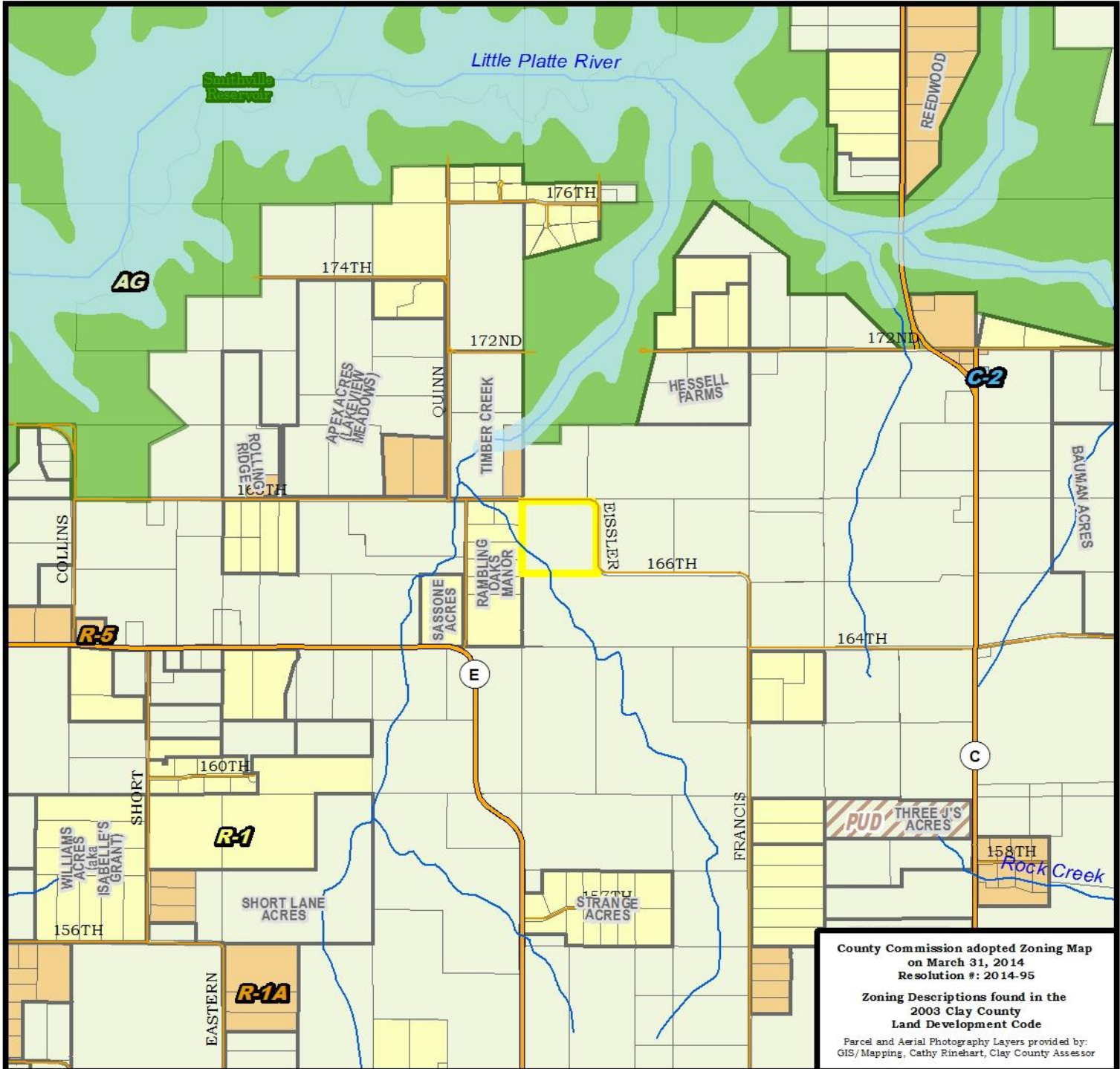
Attachment A - Vicinity Map

TOWNSHIP 53N • RANGE 32W



Apr 15-111F – Lawhorn Estates

Attachment B - Existing Conditions Map



Planning & Zoning Department



1 inch = 2,500 feet
1 inch = 0.47 miles

LEGEND

- Property Line
- ~~~~~ Streams (EPA)
- Railroads
- Roads
 - Interstates
 - State Highways
 - Local Roads
 - Highway Ramps
- Subdivisions
- City Limits
- Parks
- County Boundaries

Overlay Districts

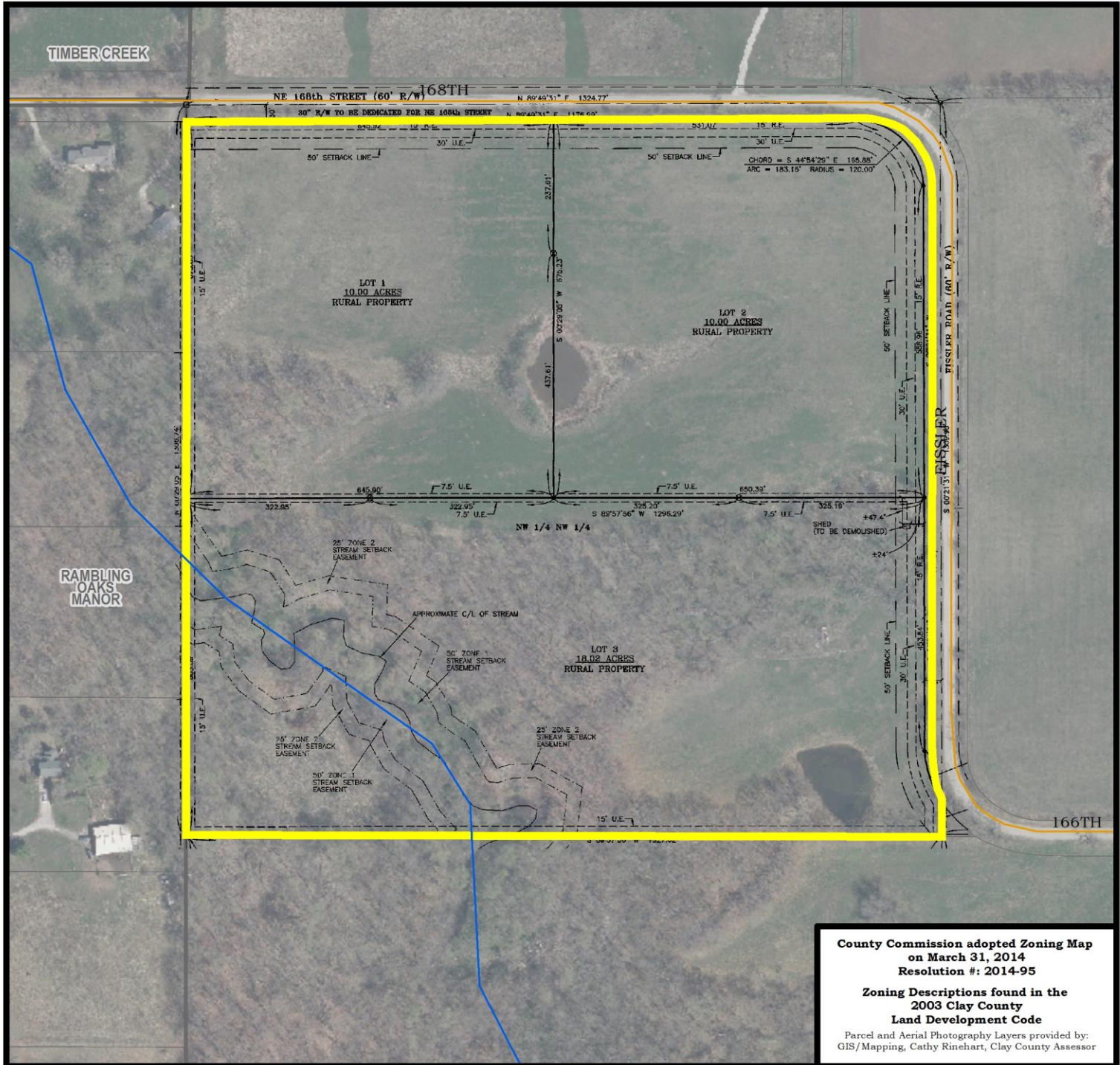
- CD (Conservation District)
- POD (Preservation Overlay District)
- PUD (Planned Unit Development)

Zoning Districts

- AG
- R-1
- R-1A/R-5
- R-1B/RU
- R-3
- C-1
- C-2
- C-3
- I-1
- I-2
- OP

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Attachment C - Site Plan Map



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1 inch = 250 feet
1 inch = 0.05 miles

LEGEND

- | | | |
|---------------|----------------|-------------------|
| Property Line | Roads | Subdivisions |
| Streams (EPA) | Interstates | City Limits |
| Railroads | State Highways | Parks |
| | Local Roads | County Boundaries |
| | Highway Ramps | |